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Board Meeting – June 17, 2013

21st Floor – Conference Room 1

Present Board Members:

- Walter White, Executive Office of Public Safety Designee, Chair (WW)
- Myra Berloff, Massachusetts Office on Disability (MB)
- Raymond Glazier, Executive Office on Elder Affairs Designee (RG)
- Carol Steinberg, Member (CS)
- Gerald LeBlanc, Member (GL)

and

- Thomas Hopkins, Executive Director (TH)
- Kate Sutton, Program Coordinator/Clerk for Proceedings (KS)

Members Not Present:

- Diane McLeod, Vice Chair (DM)
- Andrew Bedar, Member (AB)
- Mark Trivett, Member (MT)

- Meeting began at 9:30 a.m.

1) Incoming Discussion: Storefront, 418-420 Essex St., Lynn (V13-109)

TH - EXHIBIT – new submittal

- first presented on 5/20
- met with the owner
- threshold at the interior for a side entry
- going to be over 30%
- 725 square feet

- tenant had gutted the store and then left
- building a fully compliant unisex toilet room in the corner
- proposing ramp from the side entrance
- two steps at the front entrance
- 6 inch step down at the side entrance
- 1:10 slope and 36" for proposed ramp

MB - grant for the front entrance (25.1)

GL - second – carries with CS abstaining

MB - on the condition the side entrance as the accessible entrance, provided that awning at accessible entrance, signage posted, compliant door hardware, open during regular building hours

GL - second – carries

MB - grant relief for the slope and width of the proposed ramp

CS - second - carries

2) Incoming: Residences on the Mystic, 3780 Mystic Valley Parkway, Medford (V13-147)

TH - EXHIBIT – variance application

- sinks provided at deeper than required
- 6 inches will be provided upon request

MB - grant as proposed, with the sinks available upon request without cost to the tenant

CS - second - carries

3) Incoming: Residences on the Charles, 233-270 Pleasant St., Watertown (V13-155)

TH - EXHIBIT – variance application

- seeking variance for signage mounting height
- our language conflicts with ADA 2010 design standards

MB - grant as proposed

CS - second – carries

MB - refer to subcommittee

CS - second – carries

4) Incoming Discussion: Office Building, 600 Washington St., Boston (V13-114)

TH - EXHIBIT – new submittal

- June 6th amended decision, set deadline
- seeking an extension to February 1, 2014 for the completion of work and February 15, 2013 for the submittal of compliance verification

CS - grant extension to February 15, 2014

GL - second - carries

5) Advisory Opinion: Amherst College, Garmound Hall, 62 Boltwood Ave., Amherst

TH - originally going to present on June 3rd, but was asked to wait to the next meeting

- building inspector had concerns about the project

- assessed value was raised, originally was going to ask about accepting new value, which would keep them under 30%

- now the assessment issue is off the table, since the Petitioners capitulated the 30% jurisdiction

- need the summer for the boiler project to be completed, and then will review requirements of 30% and future possible variance requests

CS - grant the allowance of the issue of the permit for the boiler work, on the condition that variance submitted by July 26, 2013

GL - second - carries

6) Discussion: Cape Cod Baseball League, Dennis-Yarmouth Red Sox Press Box, Yarmouth

TH - EXHIBIT – letter from Petitioners

- tied to the high school press box case

- Mark Dempsey site report and photos of the various press boxes on the property

- built the press box in 2005 and it is not accessible, understand the violation

- baseball season opened Wednesday the 12th, two games, the 12th and the 16th

- expecting variance application delivered today

- seeking a time variance, for this season, until August 15th

- seeking to continue to use the building

MB - grant use of the press box until September 1, 2013, however, they may not open without access provided for the season next year

CS - second – carries

TH - the building is wireless, so people can be accommodated at the ground level

- June 10th email was the request

7) Discussion: Villa Victoria, 85 West Newton St., Boston (V09-175 & V12-282)

TH - EXHIBIT – new submittal, June 12th email

- photos of the stage, toilet rooms and handrails

- lift will not be delivered until August 2nd

- location for the lift has been built

- handrails to the stage have been done

MB - grant the extension to October 1, 2013 for the installation, inspection, verification
CS - second – carries

8) Incoming Discussion: The Boulders, 156 Brittany Manor, South Amherst (V13-105)

TH - EXHIBIT – new submittal, photos show entrances are at split level
- reconsideration of the June 3rd motion

MB - grant for the lack of access to the entrances, based on the testimony provided regarding excessive cost without substantial benefit to persons with disabilities

CS - second - carries

9) Incoming Discussion: Housing, 64-70 Burbank St., Boston (V10-157)

TH - EXHIBIT- amendment
- keys at the existing lift at the main entrance
- in September of 2010 granted the use of the lift at the main entrance
- providing fobs to the tenants for the locked lift

MB - grant as proposed

CS - Second – carries

10) Discussion: Ferry Terminal, 707 Shirley St., Winthrop

TH - EXHIBIT – email from Lee Desidoulionus, Winthrop Commission on Disability on June 5th
- due on June 15th to comply, stating that the terminal is still not in compliance
- Kopelman and Paige asking for a short extension to complete the work

MB - grant the final extension or the terminal will be closed, to July 31, 2013

GL - second – carries

11) Incoming: University of Lowell, Bourgeois & Leitch Hall, 111 & 71 Pawtucket Street, (V13-158)

TH - EXHIBIT – variance application
- spending 28 million plus, over 30%
- will both be made accessible with elevators and bathrooms
- seeking variances for sleeping rooms, wheelchair lift
- 8.7 door clearances at other rooms, proposing swing-clear hinges, 30 ¾ inches, all accessible rooms will have 36” doors

MB - grant as proposed

CS - second – carries

TH - at the basement level, two sets of stairs for basement level only

- seeking variance to not provide ramps at the changes of level at these stairs
- if ramps provided, they would run across door openings
- only lack of access to some of the rooms at the basement level

MB - 19 dorm rooms in the basement are not accessible due to the change of level, not visitable
 - but the laundry and main area of the basement is accessible

TH - lift solution would cut into bathrooms and suites

MB - grant the variance for change in level at the basement level, based on technological infeasibility

GL - second - carries

12) Incoming: Landrigan Field, 60 Farm St. (Hemlock Rd.), Wakefield (V13-159)

TH - EXHIBIT – variance application
 - new grandstand and press box
 - seeking variance for use of lift to serve the press box
 - combo ramp and lift

MB - grant as proposed

GL - second – carries

13) Incoming: University of Lowell, Bourgeois & Leitch Hall, 111 & 71 Pawtucket Street, (V13-158) – Cont'd

CS - reopen

MB - second - carries

CS - require that any written materials and the website, indicate that the rooms in the basement are not accessible

*MB - second – but not on the website, but can be included in the housing information
 - carries*

14) Incoming: Proprietors Restaurant, 9 India St., Nantucket (V13-175)

TH - EXHIBIT – variance application
 - seeking temporary CO for the current season
 - were going to ask for variances for no vertical access within the building
 - noncompliant front entrance, but very elegant accessible entrance and accessible toilet rooms at the first floor
 - seeking temporary CO and time variance until February 15, 2014 for the installation of the vertical wheelchair lift
 - seating at the second floor 30 – 40

- first floor is about the same, with a large bar
- all inside seating

CS - can we condition on no parties on the second floor

MB - asking for full relief for the temporary CO

CS - *motion to grant the temporary CO, no parties at the second floor, same menus at both floors*

RG - *second –*

MB - *could you say to notify anybody that is having a party at the second floor, that it is not accessible, and then move the party to the first floor*

CS - *accept that amendment allow parties, on the condition that notice given to potential parties at the second floor, can be moved to the first floor*

WW - *not parties, private functions*

MB - *if they are having a large party, just need to be notified that the second floor is not accessible and party can be held at the first floor*

GL - *second - carries*

15) Incoming: Public Library, 356 Commercial St., Provincetown (C10-106 & V13-156)

TH - library renovation

- complaint on one route from entrance to walkway to Commercial Street
- seeking variance for the lack of a route at the set of stairs to Commercial Street
- for an accessible route to be created \$173,783.00 to build a switchback ramp

GL - *grant*

RG - *second – carries with CS abstaining*

MB - *find in favor of the Complainant*

CS - *second – carries*

16) Hearing: Parkhurst School, 40 Samoset Road, Winchester (C13-004 & V13-084)

TH - renovated over 30%

- at that time they were required to provide vertical access or apply for a variance from the Board
- everyone at that time in the Town was in agreement that a variance was required, but never applied for
- received a complaint on 2013 regarding the lack of access to the second floor, students in the school
- school's response to the complaint with the submittal of a variance application
- 4/22/13 presented variance application and complaint to the Board
- the variance application included a 3/28 letter from Superintendent stating
- first notice sent on 1/14/13, second notice sent on 2/14/13
- seeking a time variance until the end of school, June 2013
- intent of the use of the school would change at the end of the school year
- the building will be used as an administration building

- one floor, with the main offices would be accessible, and the second floor would be limited to employees only
- hearing originally scheduled for June 3, 2013, then moved to June 17, 2013
- letter sent to the Chairman on June 11, 2013, seeking opportunity to move the hearing, to postpone it to July 1st or July 13th due to busy end of school year

MB - has the Board found in favor of the complainant yet?

TH - no not yet

MB - find in favor of the Complainant

CS - second – carries

TH - have provided the superintendent an affidavit regarding employee use only space and highlighted areas of what is employee only space and what is open to the public

CS - want to see the affidavit before making a motion

MB - need to note that may not be required to comply with AAB, but will need to comply with ADA
 - could take care of this today, with the caveat that need to submit the documentation back to the Board
 - if it is continued, but it will all be the same in the end

CS - think that we should continue it to get the affidavit first

CS - use of the school this year is moot, so that school use should be dismissed

MB - second –

WW - need to be building permits issued for the work to be done to convert the building to office use

CS - withdraw

CS - continue the matter to allow until July 1, 2013 to have the Petitioners submit the plans and affidavit to indicate in detail the use of the building, based on the fact that the AAB doesn't have jurisdiction over employee only spaces

MB - second, because AAB does not have jurisdiction over employee only areas, ADA does

RG - information should be submitted by June 28, 2013
- carries

MB - expedite

CS - second – carries

17) Incoming Discussion: Whitney Center for the Arts, 42 Wendall Ave., Pittsfield (V13-131)

TH - EXHIBIT – new submittal

- first floor is accessible with a ramp to get in and an accessible bathroom at the first floor
- previously voted to post a cease and desist after the show that was allowed
- pictures submitted to the Board showing the first floor is accessible

MB - accept the recent submittals from the building owner showing that the first floor is accessible and lift the cease and desist order

CS - second – carries

18) Incoming: Bristol Plymouth Regional High School, 207 Hart St., Taunton (V13-147)

- TH - EXHIBIT – variance application
- construction of 50' x 24' mezzanine
 - will be for plumbing program
 - any student will be accommodated

MB - grant as proposed, on the condition that students will be accommodated at the first floor

RG - second- carries

19) Discussion: Blackstone Lofts, The Boiler Room, 70 Winter St., Worcester (C13-032)

- TH - EXHIBIT- posted Cease and Desist on June 7th
- posting followed an email that was submitted to the Board from Inspector Sansucci from Worcester Inspectional Services, night club closed, City of Worcester issued Cease and Desist
 - when site visit was conducted and Cease and Desist was posted by Mark Dempsey, no Cease and Desist posted by the Building Department
 - the email from the building department said that not to open again, the entire building is vacant because of court order against the developer of the building

20) Incoming: New 16 Unit Residential Building, Commercial Unit at Ground Floor, 333-339 West Broadway, South Boston (V13-154)

- TH - EXHIBIT – variance application
- new construction
 - seeking one variance to 25.1, due to the grade changes, along the front of the building, an alternate entrance which serves the commercial space and the residential spaces will comply
 - elevator lobby at accessible entrance
 - three steps into commercial space

MB - grant, for the commercial space, on the condition that the accessible entrance remains unlocked during the commercial business hours entrance is open

RG - with directional signage

CS - second – carries

21) Incoming: King School, 459 Water St., Framingham (V13-151)

- TH - EXHIBIT – new submittal
- constructed in 1950, ramp has noncompliant handrails

- width between the handrails will be 42” instead of 48”

CS - grant

MB - second – carries

22) Incoming: Spencer Bank, 230 Park Ave., Worcester (V13-157)

- TH - EXHIBIT – variance application
- renovation for bank and community room
 - new main entrance and elevator lobby
 - new parking lot and street entrance also proposed
 - spending over 30%
 - front entrance, at the historic side of the building
 - proposing interior area of rescue assistance, but still want to maintain the entrance as a walk-up entrance available
 - addition and entrance at the parking is the new main entrance
 - first floor is community room and second floor is a bank

MB - grant for the lack of access at the historic front entrance

GL - second – carries

- TH - second variance request for handrails at the existing stairs
- proposing compliant wall side handrails, on the condition that interior handrails remain

MB - grant for the lack of interior handrails at the existing stairs, on the condition compliant wall side handrails installed as proposed

RG - second – carries

- TH - ramp to area of rescue assistance, first floor door to exit this area is in a recess of greater than 6 inches

MB - grant as proposed for door in recess

GL - second – carries with CS opposed

- TH - second floor recessed in and leads to a stair

MB - grant the lack of maneuvering clearance at the second floor door in question

GL - second – carries

23) Incoming: One North of Boston, 155 Sixth Street, Chelsea (V13-152)

- TH - EXHIBIT – variance application
- new construction
 - seeking variance for sinks

MB - grant with normal conditions

CS - second - carries

24) Incoming: Mixed-Use Building, 7 Summer St., Manchester (V13-160)

- TH - EXHIBIT – variance application
- reconstruction, remodeling and change in use
 - two floors, basement not defined
 - building has been vacated; spending \$250,000, value of the building is \$190,800.
 - over 30%
 - no discussion about potential tenants for the building will be
 - no plans provided
 - only one photo provided
 - seeking variance for the lack of vertical access to the second floor

GL - deny

MB - second – carries

- MB - questioning square footage as well, based on Assessor's sheet

*** *MB not present* ***

25) Hearing: Samuel Harrison House, 80-82 3rd Street, Pittsfield (V13-095)

- WW - called to order at 1 p.m.
- introduce the Board
 - four people sitting, quorum is five people
 - no objections to the hearing going forward

John James, Architect and Designer for Samuel Harrison House (JJ)

Churchill Cotton, President, Samuel Harrison House (CC)

- WW - both sworn in
- EXHIBIT 1 – AAB1-28

- TH - June 12, 2013 letter from June Hailer, Pittsfield Commission on Disability

- WW - EXHIBIT #2, June 12, 2013 letter from June Hailer

- JJ - small building on three levels, middle level is at sidewalk level
- building is quite small so internal vertical access is virtually impossible, within taking up a large amount of space
 - ramp has been designed and waiting approval from Mass. Historical Commission

- AAB23 & 24 is the ramp plan
 - provides access to the main level of the building, which is where the predominant amount of public activity is located
 - upper level will be administration only
 - cost of exterior addition would be excessive
 - access to the main floor of the building will be provided with the ramp installation
- WW - footprint of the building
- JJ - 30' x 17'
- WW - less than 600 square feet
- JJ - there is an internal stair that has been restored, and that stair connects the interior levels
- GL - how old is the building?
JJ - 1862
- GL - slope of the proposed ramp
JJ - less than 1:12
- JJ - walkway to the basement level
- TH - read June Hailer letter into record
- first floor and lower level will be open to the public
- letter supports the variance requests, on the condition that the work complies with 521 CMR 22, 24 and 30
- GL - lever handle at the front door?
JJ - not yet, but will be provided
- GL - width of the front door?
JJ - widened to be 32" or 34", was 30"
- JJ - missing a few inches on the latch side of the door, proposing no closer, as shown in AAB18 for the toilet room
- JJ - second floor is slightly smaller with 17' x 30'
- CS - an affidavit should be submitted regarding the second floor being for administration only
- RG - handrails at stairs?
JJ - handrail has been provided at one side of the stair, as seen in AAB21

CS - but will need variance since two handrails required, one at each side

CS - *grant the variance for the lack of vertical access, on the condition that an affidavit is submitted regarding the second floor being not open to the public, confirmation that the entrance doors are the compliant (width and door hardware); and that the routes are provided to the first and lower level entrances as proposed*

RG - *second – carries*

CS - *grant a variance for the lack of compliant handrails at both sides, on the condition that one compliant handrail be provided and that an amendment to the variance, in writing, be submitted within 30 days receipt of the decision*

RG - *second – carries*

CS - *materials requested within the first motion be submitted within 30 days receipt of the decision of the board*

GL - *second – carries*

JJ - floor at threshold at the entrance to the porch there was a 6 inch step, but the entry porch was raised

CS - *no variance required for 29.2.3, since the changes in level have been corrected*

GL - *second – carries*

JJ - just a lock at the interior, just a closer

CS - *no variance required for the toilet room, based on the previous motions*

RG - *second – carries*

*** MB now present ***

26) Incoming: Multi-tenant building, 100 Nagog Park, Acton (V13-152)

TH - EXHIBIT – variance application
- renovation to building and landscaping
- work performed
- seeking variances to 22.3.1, cross slope of walkway, 23.4.3, slope of parking space access aisles
- Metrowest Center for Independent Living is opposed to the variance
- to fix the cross slopes \$72,588 to fix the cross slopes

WW - four areas where cross slopes are greater than 3%, but only 3.1 and 3.28%

TH - disability commission email read into the record
- concern with stamped concrete at the island

WW - specifics on the stamped concrete?
TH - no, that is all the information available
- need to know what the space in between the stamped concrete is

CS - *hearing*

CS - bring MB up to date with the case

MB - would like to hear from Metrowest since they are opposed

CS - *hearing*

MB - *second - carries*

27) Discussion: Professional Building, 468 Merrimac St., Methuen (V12-153)

TH - LULA installation, seeking a variance for the cab size
- proposing 41 1/2" by 56 3/4", instead of required dimensions
- temporary CO set to expire on 12/1/13

MB - *grant cab size, on the condition confirmed as installed, inspected and in working order by December 1, 2013*

CS - *second - carries*

28) Discussion: Email from Donald Summerfield regarding Kenmore T Stop

TH - received the email late Friday
- variances were submitted by the T regarding slopes of tunnels, which were granted by the Board
- work on the project has yet to begin

MB - Board granted the variances, so no work required

MB - *respond that the Board granted the variances, so no work required*

CS - *second - carries*

29) Hearing: Whip Manufacturing Company, 360 Elm St., Westfield (V13-086)

WW - called to order at 2 p.m.
- introduce the Board

Peter Martin, Westfield Museum Inc., President (PM)

Kevin Rothschild-Shea, Architecture EL, President (KRS)

Carol Martin, President, Westfield Whip Manufacturing Co., Inc. (CM)

Andrea Pianka, Westfield Commission for Citizens with Disabilities (AP)

- WW - all sworn in
- EXHIBIT 1 – AAB1-80
- KRS - work as proposed is largely based upon the preservation, maintenance and restoration of the building envelope
- pictures shown in AAB32-33
- nature of the work is largely masonry, slate roof and window repair and restoration
- the Westfield Whip Manufacturing Company Inc. (WWMC) has been in the building since the 1800s
- AAB35 highlights the operation of the building
- main manufacturing is at the second floor, only four employees
- building is not generally open to the public, though since the application Westfield Museum Inc, has purchased the building, so WWMC will be a tenant for the building
- cost of the work exceeds the value of the building
- the cost of full compliance would be excessive, \$625,000.00 to comply in full
- the work required would have to include vertical access and upgrades to all portions of the building
- trying to preserve the building for the Westfield Museum Inc.
- need to preserve the building to have the future museum that will be housed within the building
- the building is historic and both locally and nationally registered
- preserving the building envelope currently, no change to the use yet
- AAB28, Item 12a-c, proposed upgrades and timeline
- PM - history of Westfield
- received community preservation act grant to do the work on the envelope of the building
- have to secure the envelope first to make sure that the building is solid for the change of the building to a museum
- will remain as manufacturing company for now
- CM - in 1800's 40 factories for whips
- preserving the factory history
- both the buildings and its contents, have the entire history of the building within the building
- AP - both a member of the disability commission and a carriage driver and still use the whips
- would love access into the museum
- MB - proposing to open the museum in 5 years, when the entrance is made accessible, or open the museum prior to the accessible entrance being created
- KRS - no intention to open without the accessible entrance being provided
- when the change to the museum happens, will create a full review of the building and review access requirements at that time
- the first step would be to create access to the main ground floor
- AAB31, the majority of the site is to the west, future plans include demo of the garage at the lower level of the site

- MB - so as the museum opens, there will be access into the building when the doors open to the museum
- and accessible bathrooms as well
- KRS - museum has a phased implementation, and each phase will include the required access
- if the first floor and second floor are part of the phase, access to those floors will be provided
- CS - unsure of variances required
WW - tripped jurisdiction based on the proposed work
- but not open to the public
- KRS - museum owns the building as a public entity
- met with TH in the fall
- current use is not open to the public, but owned by public entity and developing a plan to change the building into a museum
- CS - will the museum be throughout the building, or just one portion
- KRS - remains to be seen, WWMC will most likely remain, and there are talks about letting patrons watch the whip manufacturing
- CS - machines throughout the floor?
CM - yes throughout the second floor
- CS - currently no access into the building?
KRS - no, AAB35
- PM - hoping that the build-out at the interior will help with funding for future renovations
- TH - if the building is strictly for employees only, then need to submit an affidavit which should be recorded with the local registry of deeds
- five years is beyond the 36 month period
- CS - should the Board address the time variances?
- TH - if affidavit submitted, then the need for variances goes away
- MB - public funding criteria's

(TAPE)

CS - require an affidavit be supplied that there is no public use at this time, to be submitted to the Board within 30 days receipt of the decision

GL - second – carries

CS - *grant a five (5) year time variance to come back with either a plan for full compliance or amended variances, by June 15, 2018*

MB - *second – status reports starting July 1, 2014*
- *carries*

KRS - if Westfield Museum Inc, opens a private office within the building

PM - Westfield Museum now operates out of homes and business, all board members are volunteers
- two small offices within the building, would like to use one as the Westfield Museum Inc. office, so that Board of Directors have everything in place

CS - any other accessible entrance areas proposed

KRS - not in the plan to do interior renovations
- just exterior envelope

WW - employees only is a paid employee, all others are considered members of the public
- meetings of the Board within the facility is open to the public

30) Hearing: Chestnut Park Apartments, Chestnut & Hampden St., Holyoke (V13-106)

WW - called to order at 3 p.m.
- introduce the Board

Michael Fontaine, The Architectural Team (MF)

Sara Addieg, The Architectural Team (SA)

WW - both sworn in
- EXHIBIT 1- AAB1-43

MF - four buildings (buildings A-C are on one site, building D is a block away)
- two schools and two convents
- Building A was a school, and two convents Buildings B and C
- Building D was also a school
- proposing to have Building A be fully accessible, and Building D be fully accessible
- 14 apartments in A, 12 in B, 7 in C, and 21 in D
- In D, 2 of the 21 units are accessible; in Building A, 2 of the 14 are accessible
- proposing to have 1 entrance each at A and C to have an at-grade entrance
- AAB40, the accessible entrance will be at the parking lot side of Building A, with a new entrance and elevator lobby
- Building D, AAB43, entrance will be regraded to be at grade, into lobby with elevator access
- every unit within the accessible buildings will be visitable
- seeking variance to not make the two smaller buildings accessible
- excessive cost without substantial benefit to persons with disabilities

- WW - what are the costs?
 MF - nothing to submit in writing
 - counting the three buildings as one site
- MF - 3 not 4 units...Building A has 1, 1BR unit
 - Building D has 1 1BR unit and 1 2BR unit
- MB - public housing?
- MF - private developer, aimed at workforce housing
 - across from the city park, and the new transportation center for the region
- RG - 100% affordable housing?
 MF - yes, affordable housing, but not section 8
- RG - would like to see more than one unit within the building, seems like a waste of the elevator
 - understand that meeting the minimums
- MF - could be done, on the units that are above each other
- CS - grant the variance to 9.4.1, on the condition that they submit plans for another accessible unit within Building A*
RG - second – carries
- MF - even though the common areas of Buildings B and C will not be accessible, there are no amenities within those buildings
 - enter directly into the units in Building B
 - Building C, there are no common spaces other than the corridors
 - the amenities for all the buildings will be located within Building A
- CS - grant the lack of accessible public and common use spaces in Buildings B and C*
GL - second – carries
- MF - Building A and D, proposing only one of the current entrances to be made accessible, with the remaining entrances to remain with stairs
- TH - all handrails at the stairs will comply?
 MF - yes
- CS - grant the variance to 521 CMR 25.1, to allow the remaining entrances to exist, on the condition that accessible entrance*
MB - second – carries

31) Discussion: Pearson Hall, Phillips Academy, 6 Great Quad Rd., Andover (V12-130)

- TH - EXHIBIT – new request
- asked to fix the decision to stated that no handrails required at the walkways
- decision said ramps

MB - based on testimony received, not a ramp, so no need for handrails

CS - second – carries

- TH - they had provided certain types of handrails at stairs
- profile for stair handrails in plans
- 1 ¾ graspable shape, but not round or oval

MB - grant relief for the use of the proposed handrails

GL - second – carries

- TH - seeking an extension to the date to bring the South Entrance into compliance, originally ordered to be August 15, 2013; scheduled to begin August 5th and done by September 15, 2013; but would like 90 days

MB - grant extension to November 1, 2013 for South Entrance

CS - second - carries

32) Incoming: Lawrence Hall, 99-4 Brattle St., Cambridge (V13-149)

- TH - EXHIBIT – variance application
- 3-story college dorm
- not sure if we have enough information about the building

MB - continue for more information

GL - second – carries

33) Incoming: Crocket House, 78 Oxford St., Cambridge (V13-148)

- TH - EXHIBIT – variance application
- renovation of dorm, over 30%
- old house that was converted to dorm, built in 1886
- 3 story plus basement; 26 students, resident advisor and resident

CS - deny

MB - second - carries

34) Incoming: Lawrence Hall, 99-4 Brattle St., Cambridge (V13-149)

MB - reopen

RG - Second - carries

MB - seeking more information regarding renovation work in next five years, and what renovations have taken place in the last 3 years; have that submittal by June 28, 2013

RG - second - carries

35) Advisory Opinion: Larry Brahman, Local ISD about staged accessibility without the need to file with AAB

MB - no, only the access board can hear variances

CS - second – carries

36) Incoming: First Dental, 366 Salem St., Medford (V13-162)

TH - EXHIBIT – variance application

- at the last meeting, seeking to open with temporary CO based on proposed installation of a vertical wheelchair lift to access the building at the back of the building

- waiting room is accessible, but stairs up to all the exam rooms

- proposing a lift at the back of the building, with an adjacent accessible parking space

- another office in Somerville

- wants a temporary CO to open

MB - deny

GL - second – carries

37) Incoming: Chapman Arms Apartments, 4 University Road, Cambridge (V13-161)

TH - EXHIBIT – variance application

- four floors, all occupied units

- basement commercial space

- spending \$3.5 million to renovate, over 30%

- seeking one variance for an existing entrance, 25.1, entrance is on the University Road side of the building and has a stepped interior

- just down the street (30-40 feet) is a ramped entrance, which they are proposing to rebuild to comply in full

MB - grant as proposed

CS - second - carries

38) Discussion: Hartwell Homes, Cambridge (V13-150)

TH - EXHIBIT – letter asking for a variance

- responded with the form, and noted that they will be sending it in

CS - grant variance for distribution and common use spaces as proposed

MB - second - carries

39) Discussion: Decisions and Minutes from June 3, 2013

KS - any changes

CS - just opposed to that one decision

MB - accept

GL - second - carries

40) Discussion: Scituate hearing for curb cuts

TH - Waverley and Scituate scheduled for the same day and time
- called Walter and he said no rescheduling
- these hearings have been rescheduled multiple times
- also BCIL sent out notice to send out to come to the hearing

CS - concur with the decision not to reschedule

GL - second – carries

*** No more Jerry LeBlanc ***

41) Discussion: Bishop Allen Apartments, four different locations, Cambridge (V13-150)

TH - EXHIBIT – variance application
- need to review further

MB - move to next meeting

CS - second – carries

42) Advisory Opinion: Old Norwood Hotel, 13-15 Bridge St., Cambridge

TH - lift makes two stops at two different commercial spaces
- open at different hours
- no key on the lift
- when the stores are closed, the doors are locked, the lift would still go down during off hours

MB - ok as designed

CS - second - carries

- End of Meeting -